

083.A

0007

0004.1

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel
383,700 / 383,700

USE VALUE:

383,700 / 383,700

ASSESSED:

383,700 / 383,700


Patriot
Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 4 | | NEWLAND RD, ARLINGTON |

OWNERSHIP

Unit #: 1

| | |
|--|--|
| Owner 1: TIERNEY CAILEEN/TRUSTEE | |
| Owner 2: FITZGERALD FAMILY IRREVOCABLE | |
| Owner 3: TRUST | |
| Street 1: 4 NEWLAND RD | |
| Street 2: | |

Twn/City: ARLINGTON

| | | |
|---------------|--------|------------|
| St/Prov: MA | Cntry: | Own Occ: Y |
| Postal: 02474 | | Type: |

PREVIOUS OWNER

| | |
|-------------------------------|--------|
| Owner 1: FITZGERALD DONNA M - | |
| Owner 2: - | |
| Street 1: 4 NEWLAND RD | |
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry: |
| Postal: 02474 | |

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1940, having primarily Wood Shingle Exterior and 862 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | Condo | | 0 | Sq. Ft. | Site | | | 0 | 0. | 0.00 | 7930 | | | | | | | | | | | | | | G9 | | |

IN PROCESS APPRAISAL SUMMARY

| Legal Description | | | | | | | | User Acct |
|-------------------|--|--|--|--|--|--|--|-----------|
| | | | | | | | | 290576 |
| | | | | | | | | GIS Ref |
| | | | | | | | | GIS Ref |
| | | | | | | | | Insp Date |
| | | | | | | | | 08/15/18 |

| PREVIOUS ASSESSMENT | | | | | | | | | | Parcel ID | 083.A-0007-0004.1 | | | USER DEFINED | | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|-------------------|--|--|--------------|--|--|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | | | | | | |
| 2020 | 102 | FV | 378,300 | 0 | . | . | 378,300 | 378,300 | Year End Roll | 12/18/2019 | | | | | | |
| 2019 | 102 | FV | 386,500 | 0 | . | . | 386,500 | 386,500 | Year End Roll | 1/3/2019 | | | | | | |
| 2018 | 102 | FV | 343,100 | 0 | . | . | 343,100 | 343,100 | Year End Roll | 12/20/2017 | | | | | | |
| 2017 | 102 | FV | 313,700 | 0 | . | . | 313,700 | 313,700 | Year End Roll | 1/3/2017 | | | | | | |
| 2016 | 102 | FV | 313,700 | 0 | . | . | 313,700 | 313,700 | Year End | 1/4/2016 | | | | | | |
| 2015 | 102 | FV | 290,700 | 0 | . | . | 290,700 | 290,700 | Year End Roll | 12/11/2014 | | | | | | |
| 2014 | 102 | FV | 277,900 | 0 | . | . | 277,900 | 277,900 | Year End Roll | 12/16/2013 | | | | | | |
| 2013 | 102 | FV | 277,900 | 0 | . | . | 277,900 | 277,900 | | 12/13/2012 | | | | | | |

| SALES INFORMATION | | | | | | | | | | TAX DISTRICT | | | PAT ACCT. | | | |
|-------------------|-----------|------|-----------|-------------|------------|----|-----|-------|--------|--------------|--|--|-----------|--|--|--|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes | | | | | | | |
| FITZGERALD DONN | 66774-366 | | 2/9/2016 | Convenience | | 1 | No | No | | | | | | | | |
| DIXON MARY PATR | 50553-424 | | 1/3/2008 | | 319,000 | No | No | | | | | | | | | |
| DIXON MARY PATR | 50002-324 | | 8/27/2007 | Family | | 1 | No | No | M DEED | | | | | | | |

| BUILDING PERMITS | | | | | | | | | | ACTIVITY INFORMATION | | | |
|--------------------------------------|--------|---------|--------|-----|------------|----------|------------|---------|--|----------------------|--------------|-----|-------------|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | | Date | Result | By | Name |
| 8/15/2018 | | | | | | | | | | 8/15/2018 | Measured | DGM | D Mann |
| 2/11/2008 | | | | | | | | | | 2/11/2008 | External Ins | BR | B Rossignol |
| Sign: VERIFICATION OF VISIT NOT DATA | | | | | | | | | | | | | |

